



Blackhill Wood Lane, Costessey - NR8 5GG



Blackhill Wood Lane

Costessey, Norwich

Situated at the very edge of this popular development with a tree lined view to the front, this well presented MID-TERRACE HOME is offered in immaculate condition and is just a short walk to all local amenities, shopping and public transport. The ground floor offers a fitted kitchen with INTEGRATED APPLIANCES and an open SITTING/DINING ROOM with built in storage complimented by the ground floor WC. The first floor landing splits to offer access to TWO DOUBLE BEDROOMS one with BUILT IN STORAGE and the other benefitting from a 2024 fitted EN-SUITE shower room and both having use of the FAMILY BATHROOM. Externally, the rear garden is FULLY ENCLOSED with extra PRIVACY due to its position on the development with a newly fitted timber decking patio and ALLOCATED OFF STREET PARKING sat behind the home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid-Terraced House
- Tasteful Decor Throughout
- Fitted Kitchen With Integrated Appliances
- Open Sitting/Dining Room Backing Onto Rear Garden
- Two Double Bedrooms, One With Built In Wardrobes
- Family Bathroom, En-Suite & WC
- Enclosed Rear Garden With New Timber Decking
- Allocated Off Street Parking

The development of Queens Hills is located on the fringes of Costessey. Local schooling is located within walking distance, and a regular bus link into Norwich City centre is provided. The nearby Longwater Retail Park offers a fantastic range of shops and supermarket, whilst the A47 leads to Norwich and the A11.

SETTING THE SCENE

The property can be found set back from the street with a low maintenance frontage currently housing colourful hedges and a shingle border. A gentle slope takes you towards the front door where an awning sits above. The parking is situated to the left of the home where a communal car park opens up behind the homes.



THE GRAND TOUR

Stepping inside you are first met with the central hallway laid with carpet granting access to all living accommodation on the ground floor as well as access to the stairs and two piece WC tastefully decorated by the current owner with wooden effect flooring and wall mounted radiator. The kitchen sits adjacent with a wide range of wall and base mounted storage units which in turn gives way to integrated appliances including a gas burning hob with extraction above, dual eye level ovens, fridge and freezer whilst leaving room for freestanding appliances and plumbing for a dishwasher and washing machine. The open sitting/dining room sits just beyond this space with a large open carpeted floor leaving room for a formal dining table in front of the understair storage cupboard and sitting room suite set in front of the uPVC French double glazed door.

The first floor landing allows access to both of the double bedrooms as well as a handy built in storage cupboard and redecorated family bathroom suites with a partly tiled surround, tall vanity storage unit and wall mounted heated towel rail. The smaller of the two double bedrooms sits just next door with a rear facing aspect over the garden and courtyard beyond with all carpeted flooring leaving room for a double bed and additional storage solutions also benefiting from double built in wardrobes. The larger of the two bedrooms comes towards the front of the home with floor to ceiling uPVC double glazed window and fitted blinds. This space again leaves ample room for a large double bed with additional storage space and a newly fitted en-suite complete with tiled surround and tasteful décor, vanity storage and wall mounted towel rail.

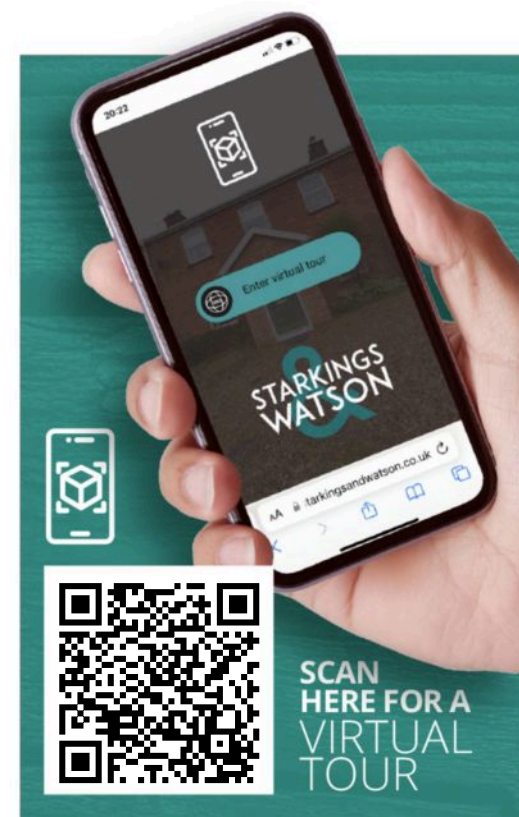
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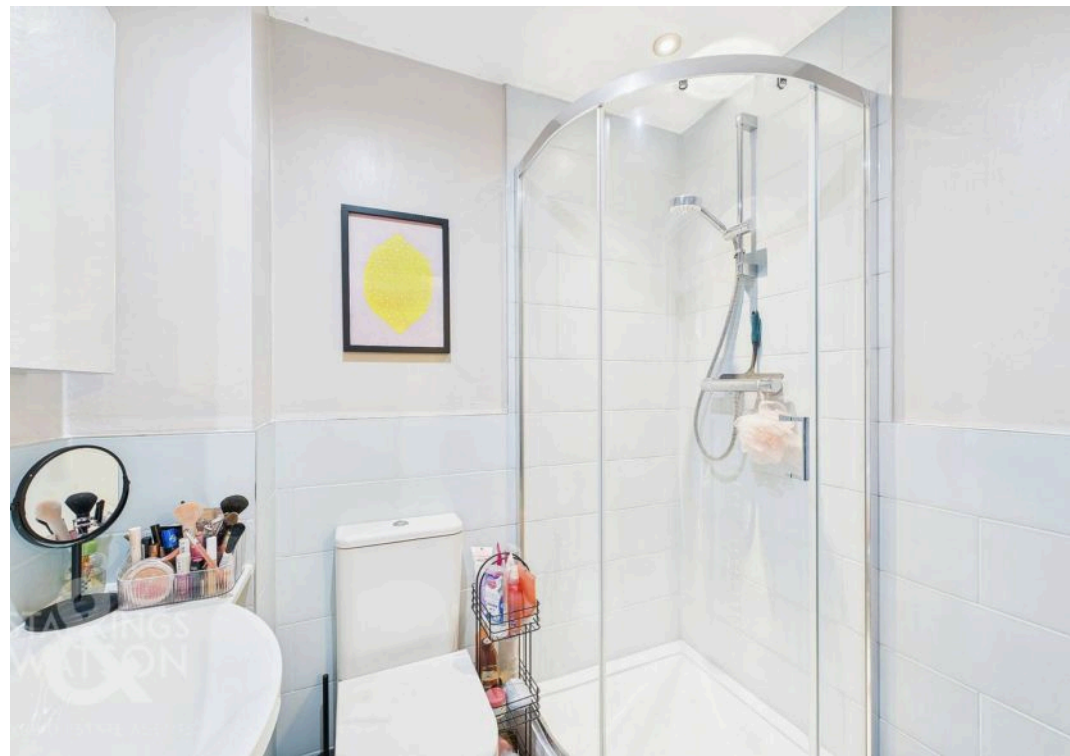
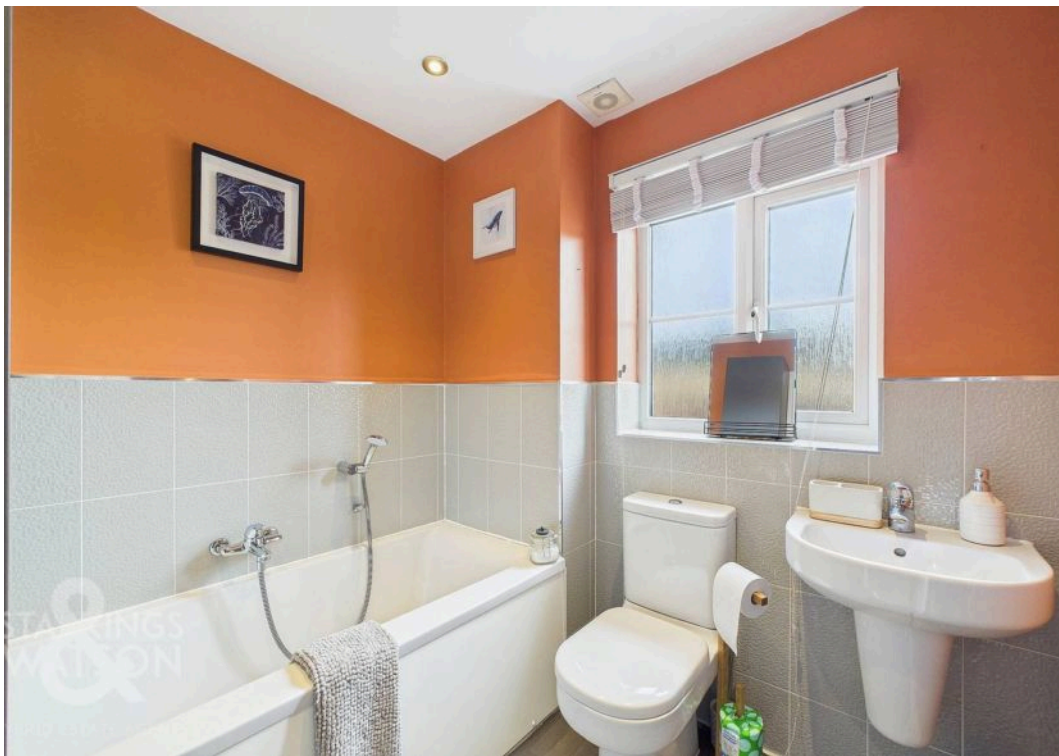
Postcode : NR8 5GG

What3Words : ///waltzed.grocers.amount

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

Externally, the rear garden is fully enclosed to both sides and the rear with tall timber fencing. A newly fitted timber decking patio sits at the very rear of the home as you exit the French doors creating the perfect space to sit and enjoy the summer sunshine with friends and family. Featuring a tap mounted on the rear external wall and lawn garden space sat just beyond colourful planting borders sit to either side of the home with a flagstone setting at the bottom currently housing a storage shed. Exiting via the gate at the rear of the property you will find yourself in the car park where allocated parking is found just to your left.



Approximate total area⁽¹⁾

605.58 ft²

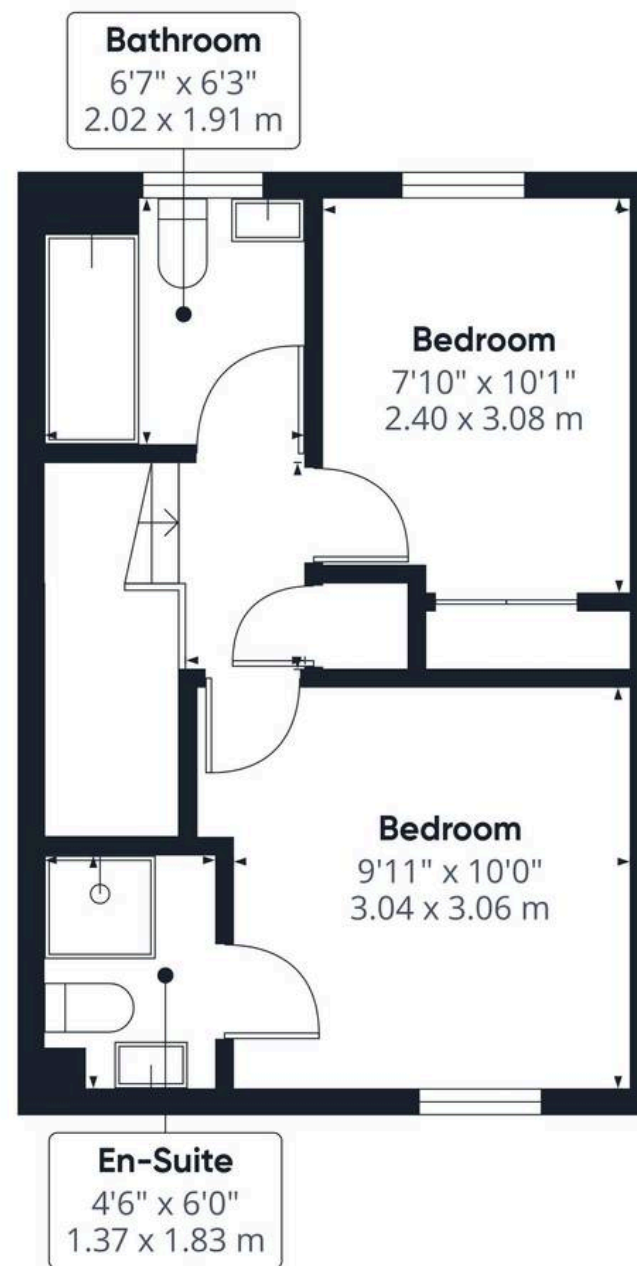
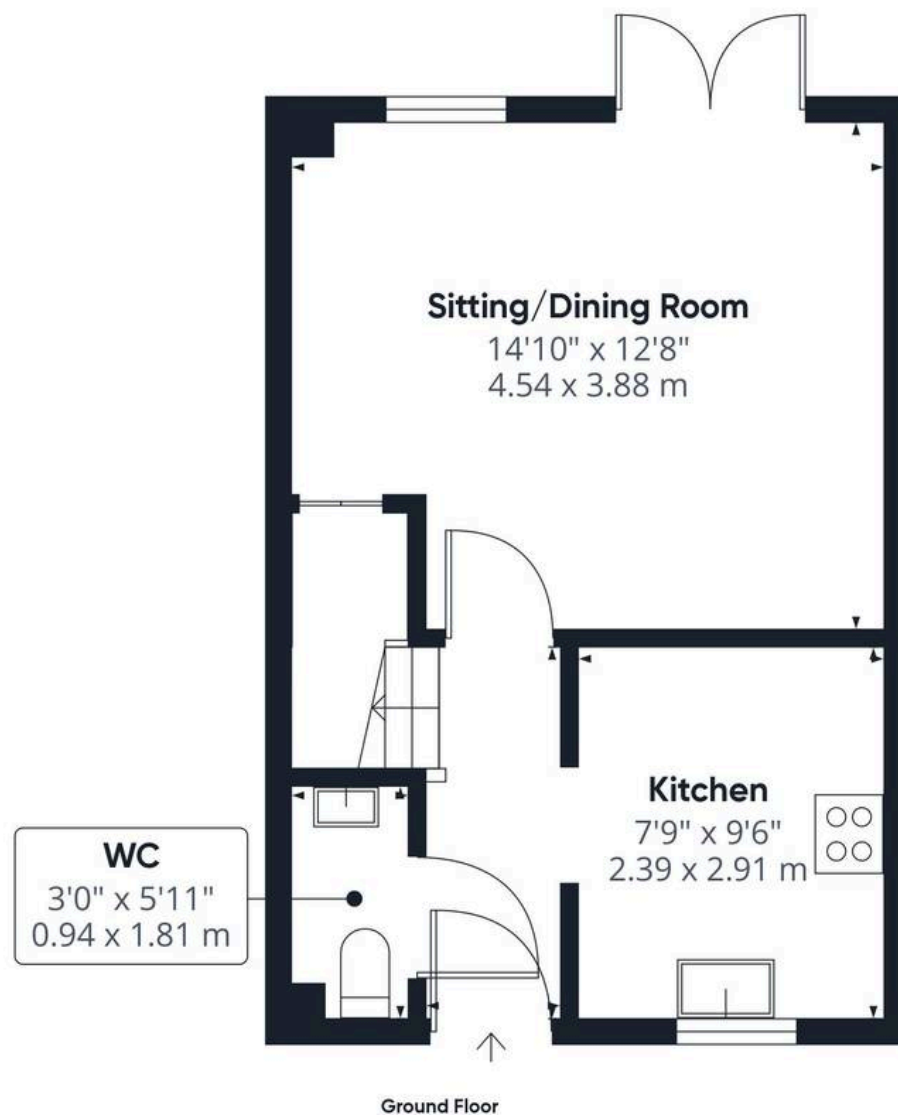
56.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.